

**CITY OF FIFE
PLANNING COMMISSION
MINUTES OF MEETING**

Fife City Hall
5411 23rd Street East

August 5, 2013

1. CALL TO ORDER

The Planning Commission meeting was called to order at 7:02 p.m. by Chair Brown.

2. ROLL CALL

Present: Chair Brown, Commissioners Fagundes, Waldner, Lemoncelli, Braden, and Edwards
Excused: Commissioner Bond
Staff: Director Osaki, Director Blount, Assistant City Attorney Amann, Associate Planner Pasinetti, and Senior Administrative Assistant Bolam
Public: Many – see Sign-in sheet (for those that signed in)

3. APPROVAL OF MINUTES

a. July 1, 2013

Motion (Edwards/Braden) to approve the minutes of July 1, 2013 as presented – **Passed 6/0.**

4. CITIZEN COMMENT PERIOD

None.

Motion (Edwards/Braden) to switch the order of items 5 and 6. **Passed 6/0.**

5. NEW BUSINESS

a. Planned Residential Development (PRD) Major Amendment.- Port Landing (formerly known as Ashley Park)

Planner Pasinetti presented background and current information on the proposed PRD major amendment for Ashley Park, now known as Port Landing and owned by Port Landing LLC.

The status of the project now is that the current owner may construct the originally approved project in accordance with the conditions and requirements of that approval; however, the current owner has applied for a major amendment, which would increase the number of dwelling units, change them from townhomes to apartments, remove the senior housing requirement, install carports instead of garages, and increase the active open space.

Planner Pasinetti explained the review criteria and staff analysis, the findings and staff recommendation, and the public comments received to date.

Commission questions and discussion included Local Improvement District (LID) impacts (none), the southern property line buffer, stormwater retention, traffic mitigation, and lighting elements.

Port Landing LLC owner Mark Carpenter (2000 1st Ave, Seattle) spoke, as did Greg Swain, board member of the neighboring Sheffield Place. The two entities (the Sheffield Place Home Owner's Association and the applicant) have signed an agreement to install a block or concrete wall in the southern buffer to mitigate for sound and privacy. The agreement also has provisions for long-term maintenance of the wall/buffer. The wall would be six (6) feet tall.

Director Osaki explained the process to come, which will include a public hearing before City Council, followed by Council's decision.

Paul Casey, architect for Port Landing LLC (5521 100th St SW #A, Lakewood) spoke, showing renderings with the approach to integrate the proposed apartments with the existing townhomes and the proposed relocation of the trail easement, designed to move trail users out of the parking lot and into other parts of the community which he feels would improve pedestrian access and movement.

Chair Brown invited audience comment:

- Gail McConnell, 2809 Wilton Lane – referring to a letter she wrote, said she is pleased with the negotiations between Port Landing LLC and Sheffield Place. Her biggest concerns are the potential for noise by changing from garages to carports, and an assurance that the Sheffield Place swale is not impacted by the new development.
- Kathleen Horton, 6201 Harry Smith Road – she's not in favor of more apartments; prefers the townhomes.
- Shawn McManus, 2701 62nd Avenue East, Ashley Square – He is a board member of the existing condominium units within the development. Mr. McManus stated that the board supports this development as proposed.
- Anna Jezek, 2705 62nd Avenue East, Ashley Square – owns one of the existing condominium units within the proposed development and rents another. Ms. Jezek stated that she is a board member, and she supports this development.
- Theron Jaquez, 2114 62nd Avenue East – would like to see the senior housing requirement maintained. He also commented on the disrepair of the trail, concern over higher crime and vandalism, and the need for maintenance even of a concrete wall.

Commissioner Lemoncelli requested clarification of proposed parking, location of the proposed trail, and the buffer around Sheffield Place.

Motion (Braden/Edwards) to recommend to the Fife City Council approval of the Port Landing PRD major amendment based on the findings of fact within the staff report as depicted in Exhibit 7 as conditioned, and also with the masonry wall as agreed upon between Port Landing LLC and Sheffield Place. **Passed 5/1** (Lemoncelli).

6. PUBLIC HEARING

a. Comprehensive Sign Design (CSD) Plan – FME Family Dental

Planner Pasinetti introduced this item, explaining the purpose of a CSD Plan, the review criteria, background, current proposed action, and staff recommendation.

Chair Brown opened the Public Hearing at 8:18 p.m.

Commissioner discussion included the nearby trees that could potentially block the sign as they grow.

There was no public comment. (NOTE: The applicant was not in attendance.)

Chair Brown closed the Public Hearing at 8:22 p.m.

Motion (Fagundes/Braden) to approve the Comprehensive Sign Design for FME Family Dental subject to the conditions contained within the findings of fact. **Passed 6/0.**

7. OLD BUSINESS

a. 2013 Comprehensive Plan Amendments

Planner Pasinetti gave an overview of the 2013 amendments and said a public hearing before the Planning Commission is tentatively scheduled for the September or October meeting.

8. OTHER ITEMS OF BUSINESS

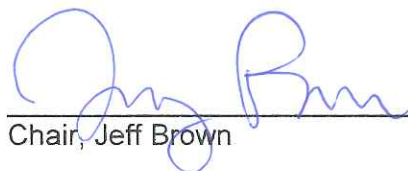
a. Set next Planning Commission meeting date (to replace regularly scheduled date on Labor Day). One week earlier is 8/26; one week later is 9/9.

Commissioners agreed to meet on Monday, September 9, 2013.

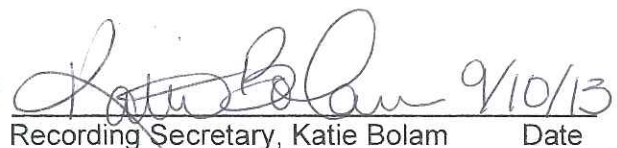
9. DIRECTOR'S REPORT

- Tomorrow night (August 6) is National Night Out at Five Acre Park.
- The Farmer's Market has moved to Colburn Park near the Swim Center.
- At the July meeting, the Planning Commission reviewed the City's Six-Year Transportation Improvement Program (TIP). There have been news articles and publicity regarding it. City Council held a much-attended public hearing on July 23, and will make their decision at the August 13 meeting. Council was very interested in the Commission's minutes regarding the TIP.
- There will be an Open House for the City's Park Plan Update on Saturday, August 17, at Dacca Park before Movie in the Park.
- The state liquor control board is holding five public hearings across the state in the coming week, with rules adoption expected the 14th, which will likely set in motion the need to consider local laws.

10. ADJOURNMENT – Chair Brown adjourned the meeting at 8:41 p.m.


Chair, Jeff Brown

9/9/13
Date


Recording Secretary, Katie Bolam

9/10/13
Date